

MINUTES

ORDINANCE COMMITTEE MEETING

Meeting of September 17, 2019 – 8:00 a.m.

Conference Room A

Present: Committee Chair, Councilor Shepard; Councilors Smith and Wilder Cross.

Also present: Town Manager, Ephrem Paraschak; Director of Community Development, Thomas Poirier; Deputy Police Chief Chris Sanborn; Public Works Director Bob Burns; Deputy Public Works Director Terry Deering; Ben Smith, AICP, North Star Planning; Sarah Delgizzo, North Star Planning; Andrea Golder, Maine Based Enterprises; and Barbara Skinner, Clerk of the Planning Board.

1. **Consideration of the minutes of the August 20, 2019 meeting.**

A motion was MADE by Councilor Wilder Cross, SECONDED by Councilor Smith and VOTED to accept the minutes of the August 20, 2019 meeting as distributed. Unanimous vote.

2. **Current Business**

- A. Review the Cemetery Ordinance and bring back recommendations to the Town (referred by Town Council on November 13, 2018).

Councilor Shepard noted that most of the changes to the Ordinance appear to be word-smithing changes. Bob Burns agreed with the changes, noting that cemeteries are high maintenance, requiring a great deal of manpower and effort.

A motion was MADE by Councilor Wilder Cross, SECONDED by Councilor Smith and VOTED to send the Cemetery Ordinance with recommended changes to the Town Council for review and consideration at a forthcoming Town Council meeting. Unanimous vote.

- B. Review the Special Amusement Ordinance and recommend updates, if any, to the Town Council (referred by Town Council on January 2, 2018).

Councilor Shepard noting the addition of video and coin operated games to the Ordinance. Deputy Sanborn indicated he was satisfied with the changes.

A motion was MADE by Councilor Wilder Cross, SECONDED by Councilor Smith and VOTED to send the Special Amusement Ordinance and recommended updates to the Town Council for review and consideration at a forthcoming Town Council meeting. Unanimous vote.

- C. Review and consider developing an amendment to the Land Use and Development Code to incorporate the requirements of the South Gorham Crossroads and recommend updates, if any, to the Town Council (referred by Town Council on August 7, 2018).

Tom Poirier said the last time this was discussed, staff was asked to go back to the Town Attorney about the requirements for amending the Comprehensive Plan by changing the

future Land Use Map, as well as changing the uses for the South Gorham Crossroads. Mr. Poirier referred the Committee to the memorandum provided by Ben Smith of North Star Planning.

Ben Smith told the Committee that after consultation with staff and the Town Attorney, North Star has identified three options to move forward with zoning changes for the South Gorham Crossroads area, which are as follows:

1. Maintain the recommended zoning wording and mapping consistent with the Future Land Use Plan
2. Amend the Comprehensive Plan to adjust the Future Land Use Map so that the South Gorham Commercial Center Area extends further north up South Street
3. Amend the Comprehensive Plan to reflect any changed vision on how the South Gorham Crossroads area will develop

Tom Poirier advised the Committee that the process involved in amending the Comprehensive Plan would be a lengthy process; however, updating the Future Land Use Map and making changes to the allowed uses would be less time intensive. He commented that the Comprehensive Plan is limited in uses allowed in the zone now as industrial uses are not allowed.

A discussion followed in which the Committee members, Mr. Poirier and Mr. Smith spoke about possible additional uses in the zone, such as additional commercial/retail uses like Target or Home Depot, as well as modifications to the map, based on Mr. Smith's Options 2.A and 2.B. It was asked if a delineation of the proposed turnpike spur location could be added to a modified map. Additional uses suggested by Committee members included gas stations, car wash facilities, lumber yards, and car dealers. Mr. Poirier confirmed that no industrial uses are being proposed.

Mr. Paraschak asked Mr. Poirier what the closest zone is to what is being discussed; Mr. Poirier replied that it could be described as a "smaller Narragansett Development District." The South Gorham Crossroads district could include smaller lots in front, with larger lots to the rear, more of a campus style, village character type of development.

Mr. Poirier said that the Comprehensive Plan updating review could perhaps be done by a joint 5-person committee, consisting of 3 Councilors and 2 Planning Board members. The revisions to the Comprehensive Plan would then be forwarded to the Planning Board for their review and recommendations.

A motion was MADE by Councilor Wilder Cross, SECONDED by Councilor Smith and VOTED that the Town Council should look to amending the map as revised by the

Committee, changing the South Gorham Crossroads to the South Gorham Corridor Commercial District, as well as reviewing the allowed uses in that district. Unanimous vote.

3. **Items Referred by Town Council to Committee for Future Meetings/Action**

No items were discussed from the list below.

- A. Review the Cable TV Ordinance and recommend amendments to the Town Council (referred by the Town Council on July 2, 2019).
- B. Review and consider development an amendment to the Land Use and Development Code to allow varied density in the Village Centers and Urban Commercial District and recommend updates to the Town Council (referred by the Town Council on February 6, 2019).

4. **Other Business**

No additional items were discussed under Other Business

5. **Schedule next meeting and discuss agenda items for next meeting.**

The next meeting of the Committee is scheduled for Tuesday, October 15, 2019, at 8:00 a.m. The following items will be discussed at the next meeting:

- A. Review the Cable TV Ordinance and recommend amendments to the Town Council (referred by the Town Council on July 2, 2019).
- B. Review and consider development an amendment to the Land Use and Development Code to allow varied density in the Village Centers and Urban Commercial District and recommend updates to the Town Council (referred by the Town Council on February 6, 2019).

6. **Adjournment**

There being no further business, a motion was MADE by Councilor Smith and SECONDED by Councilor Wilder Cross and VOTED to adjourn. Time of adjournment 8:50 a.m.

Respectfully submitted,

Barbara C. Skinner, Clerk of the Gorham Planning Board